

MINUTES OF THE REDEVELOPMENT AGENCY OF SALT LAKE CITY
Tuesday, December 13, 2022

The Board of Directors of the Redevelopment Agency (RDA) of Salt Lake City met on Tuesday, December 13, 2022.

The following Board Members were present:

Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Darin Mano, Alejandro Puy, Victoria Petro

Present Agency Leadership:

Mayor Erin Mendenhall
Danny Walz – Chief Operating Officer
Cara Lindsley – Deputy Director

Present City Staff:

Lisa Shaffer – Chief Administrative Officer, Rachel Otto – Chief of Staff, Tracy Tran – Project Manager, Cindy Lou Trishman – City Recorder, Thais Stewart – Deputy City Recorder, Cindy Gust-Jenson – Council Executive Director, Taylor Hill – Constituent Liaison/Policy Analyst, Mary Beth Thompson – Chief Financial Officer, Scott Corpany – Staff Assistant, DeeDee Robinson – Minutes & Records Clerk, Lindsey Nikola – Deputy Chief of Staff, Katie Lewis – City Attorney

Director Chair Valdemoros presided at and conducted the meeting.

The meeting was called to order at 2:05 pm.

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A. Comments:

1. General Comments to the Board TENTATIVE
5 min

The RDA Board of Directors will receive public comments regarding Redevelopment Agency business in the following formats:

1. Written comments submitted to RDA offices, 451 South State Street, Suite 118, P.O. Box 145455, Salt Lake City, UT. 84114-5455.
2. Comments to the RDA Board of Directors. (Comments are taken on any item not scheduled for a public Hearing, as well as on any other RDA Business. Comments are limited to two minutes.)

Minutes:

There were no public comments.

B. Public Hearing - individuals may speak to the Board once per public hearing topic for two minutes, however written comments are always accepted:
NONE.

C. Redevelopment Agency Business - The RDA Board of Directors will receive information and/or hold discussions and/or take action on:

1. Approval of Minutes ~2:05 p.m.
5 min.

The Board will approve the meeting minutes of October 11, 2022 and October 18, 2022.

Motion:

Moved by Director Dugan, seconded by Director Fowler to approve meeting minutes of October 11, 2022 and October 18, 2022.

AYE: Amy Fowler, Ana Valdemoros, Daniel Dugan, Victoria Petro

ABSENT: Chris Wharton, Darin Mano, Alejandro Puy

Final Result: 4 – 0 Pass

2. RDA Audit Review and Approval for Fiscal Year 2021-22 ~ 2:10 p.m.
20 min.

The Board will review and consider approval of the Fiscal Year 2021-22 RDA Audit, which shows the Agency's financial conditions as of June 30, 2022.

Minutes:

Danny Walz took a moment to recognize Mike Burns in the Finance Department, who was heavily involved in the audit, for his efforts and assistance to Redevelopment Agency (RDA) Staff.

Michael Michelsen (Eide Bailly Consultant) and **Mary Beth Thompson** provided information regarding:

Auditor's Report Details

- Auditor's opinions
- Basis for Auditor's opinions
- Responsibilities of management for the financial statements
- Auditor's responsibilities for the audit of the financial statements
- Required supplementary information
- Supplementary information
- Changes/updates to financial statements
- Letter to the Board from the Auditors
 - Identifying assumptive risks, significant accounting practices/estimates, financial statement disclosures, etc.
- Examples of management override of controls

Motion:

Moved by Director Fowler, seconded by Director Dugan to approve of the Fiscal Year 2021-22 RDA Audit, which shows the Agency's financial conditions as of June 30, 2022.

AYE: Amy Fowler, Ana Valdemoros, Chris Wharton, Daniel Dugan, Darin Mano, Alejandro Puy, Victoria Petro

Final Result: 7 – 0 Pass

3. Informational: RDA Legislative Branch Leadership Structure Discussion	~ 2:30 p.m.
	30 min.

The Board will discuss policy changes suggested by Board Chair Ana Valdemoros relating to the RDA Legislative Branch leadership structure, and potential opportunities to involve RDA Board Members to a greater extent in the RDA Board aspects of projects. (Council Member Valdemoros has made a similar proposal related to the City Council policies.)

Minutes:

Director Valdemoros provided an introduction to the discussion and provided details of proposed policy changes that would expand the direct involvement of Board/Council Members in the Legislative aspects of City business, including:

- Amend the policies to create a three-member "Executive Committee" for the Council/RDA Board – this would add a third elected official to the Chair/Vice-Chair leadership team and expand involvement and the knowledge base among elected officials. The bodies could:
 - elect a third person from its membership;
 - designate the former Chair as a member of an "executive committee" or "leadership committee" by policy;
 - designate a second Vice-Chair or two Vice-Chairs by policy (selection by the body).
- Create a formal policy that outlines the opportunity for elected officials to serve as champions of key projects, whether or not the elected official serves in the role of Chair or Vice-Chair

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- The elected officials could identify priorities for the year, and then individually express interest in one or more projects that they would like to champion, advocate for or help facilitate through the Legislative process.
- The Mayor and Administrative Staff could be asked to keep the project champion/advocate/facilitator in the loop in addition to keeping the Chair/Vice-Chair updated.
- To avoid confusion, the Council/Board could set some parameters by policy – one such policy could be that each elected official could have first preference to sponsor issues with the District that they represent.

Board Members raised and discussed the following issues:

- Director Puy raised concern regarding adding a third Chair position – possibly creating a simple majority in Closed Meetings where a close group of people could vote/discuss items in a manner that would not be transparent to the public, creating a line of leadership without opening it up to others to have a chance at that opportunity, and providing a chance for future Councils to use the rules against the citizens of Salt Lake
- Director Fowler also spoke on adding a third Chair, noting there would be six leadership positions between the RDA and Council with only one not in a leadership role and instead suggested moving the Chair positions from two-years to one-year, thus providing more opportunity for various leaders
- Director Mano suggested inviting more Board/Council Members to the Chair/Vice-Chair meetings on a rotating basis for added input/discussion (rather than adding an additional Chair)

Director Valdemoros noted takeaways from the discussion with Board Members:

- Preference for changing from a two-year term to a one-year term for Chair/Vice-Chair among Board Members
- As agendas were created, the Chair/Vice-Chair would invite the District's representative to Chair/Vice-Chair meetings for a chance to champion/advocate for certain projects
- Administration to provide a priority list of projects early in the year – providing opportunity for Board Members to review which projects they might champion/advocate for
- Moving forward an official policy change for Board/Council Members to champion/advocate for certain projects

Katie Lewis noted that amendment(s) to the bylaws would need to be made to change the term of Chair/Vice-Chair and recommended that the amendments happen before the next election for the RDA Board Chair/Vice-Chair.

Straw Poll: Support for amending the Chair position from a two-year term to a one-year term. All Board Members present were in favor. Director Wharton was absent for the vote.

4. Report and Announcements from the Executive Director	TENTATIVE 5 min.
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Report of the Executive Director, including a review of information items, announcements, and scheduling items. The Board of Directors may give feedback or policy input.

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Minutes:

Item not held.

5. Report and Announcements from RDA Staff TENTATIVE
5 min.

The Board may review Board information and announcements. The Board may give feedback on any item related to City business, including but not limited to;

- RDA Staff Updates;
- Project Updates; and
- Scheduling Items.

Minutes:

Danny Walz provided the following information:

- Welcoming three new RDA staff members: Makena Hawley, Lucas Goodrich, and Marcus Lee
- Recognized Gallivan employees Talitha Day and Daniel Rivera for 20 years of service to the City
- Noted the Salt Lake County Council would hold a public hearing/receive comment/vote this evening regarding State Street Project Area (if approved, the Board would approve the interlocal agreement and approve an amended budget for the project area over the next few months)
- Developers for the Silos on 5th (affordable housing project) notified the RDA of the intent to release \$2.36 M in funding (approved as part of last year's notice of funding availability – NOFA) – stating the budget for the project no longer worked for them – RDA Staff would include those funds as part of this years NOFA and would be added to the total. **Tracy Tran** clarified it was the affordability portion of the project that would not continue.
- 2022 Annual Report was distributed to Board Members

D. Written Briefings – the following briefings are informational in nature and require no action of the Board. Additional information can be provided to the Board upon request:

NONE.

E. Consent – the following items are listed for consideration by the Board and can be discussed individually upon request. A motion to approve the consent agenda is approving all of the following items:

NONE.

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F. Closed Session

The Board will consider a motion to enter into Closed Session. A closed meeting described under Section 52-4-205 may be held for specific purposes including, but not limited to:

1. discussion of the character, professional competence, or physical or mental health of an individual;
2. strategy sessions to discuss pending or reasonably imminent litigation;
3. strategy sessions to discuss the purchase, exchange, or lease of real property:
 - (i) disclose the appraisal or estimated value of the property under consideration; or
 - (ii) prevent the public body from completing the transaction on the best possible terms;
4. strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
 - (i) public discussion of the transaction would:
 - (A) disclose the appraisal or estimated value of the property under consideration; or
 - (B) prevent the public body from completing the transaction on the best possible terms;
 - (ii) the public body previously gave public notice that the property would be offered for sale; and
 - (iii) the terms of the sale are publicly disclosed before the public body approves the sale
5. discussion regarding deployment of security personnel, devices, or systems; and
6. investigative proceedings regarding allegations of criminal misconduct.

A closed meeting may also be held for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

Minutes:

Closed Session Started at 3:15 pm

Held via Webex and in the Work Session Room (location)

Board Members in Attendance: Board Members Dugan, Fowler, Petro-Eschler, Mano, Valdemoros, and Puy (online)

City Staff in Attendance: Mayor Mendenhall, Katherine Lewis, Rachel Otto, Lisa Shaffer, Cindy Gust-Jenson, Lehua Weaver, Danny Walz, Lindsey Nikola, Allison Parks, Amanda Greenland, Tracy Tran, Ashley Ogden, Kate Werrett, Austin Taylor, Cara Lindsley, Cindy Lou Trishman, Allison Rowland, Ben Luedtke, Taylor Hill, Scott Corpany

Closed Session ended at 3:26 pm

Motion:

Moved by Director Mano, seconded by Director Fowler to enter into Closed Session for the purposes of strategy sessions to discuss the purchase, exchange, or lease of real property and attorney-client matters.

AYE: Amy Fowler, Ana Valdemoros, Daniel Dugan, Darin Mano, Alejandro Puy, Victoria Petro

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

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Motion:

Moved by Director Fowler, seconded by Director Dugan to exit Closed Session.

AYE: Amy Fowler, Ana Valdemoros, Daniel Dugan, Darin Mano, Alejandro Puy, Victoria Petro

ABSENT: Chris Wharton

Final Result: 6 – 0 Pass

G. Adjournment

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Meeting adjourned at 3:26 pm.

Minutes Approved: February 14, 2023


Alejandro Puy (Jul 16, 2023 15:13 MDT)

Redevelopment Agency Chair



City Recorder



This document is not intended to serve as a full transcript as other items may have been discussed; please refer to the audio or video for entire content pursuant to Utah Code §52-4-203(2)(b).

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This document along with the digital recording constitutes the official minutes of the Salt Lake City Redevelopment Agency meeting held Tuesday, December 13, 2022.

December 13, 2022 RDA Minutes

Final Audit Report

2023-07-17

Created:	2023-07-13
By:	Michelle Barney (michelle.barney@slcgov.com)
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